



Blackwood Road | Blyth | NE24 4DN

**£215,000**

Not all homes tell a story, but this one begins with morning walks to the beach and ends with effortless journeys from the nearby station. Set in a highly desirable location, this truly gorgeous semi-detached home offers an exceptional blend of comfort, style, and convenience. From the moment you arrive, the property impresses with off-street parking for two cars and an inviting sense of space and light that continues throughout. Inside, the ground floor is thoughtfully arranged for both everyday living and entertaining, featuring a beautifully presented lounge that provides a warm yet elegant setting to relax, alongside a well-appointed kitchen designed with both practicality and style in mind. A convenient downstairs W.C. adds to the functionality of the home, making it perfectly suited for modern family life. Upstairs, the first floor hosts three well-proportioned bedrooms, each offering a peaceful and comfortable retreat. The principal bedroom benefits from its own en suite, creating a private sanctuary, while the remaining bedrooms are served by a stylish main bathroom finished to a high standard. To the rear, the property truly comes into its own with an enclosed south-facing garden, a sun-drenched haven that feels both private and serene. Whether enjoying quiet mornings, hosting summer gatherings, or simply unwinding at the end of the day, this outdoor space offers a perfect extension of the home. Combining elegant interiors, thoughtful features, and an enviable position just moments from the train station and within a short walk of the beach, this is a home that delivers a lifestyle as impressive as its appearance. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

**RMS** | Rook  
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**Gorgeous Three Double  
Bedroom Semi**

**Downstairs W.C and En  
Suite**

**Off Street Parking For Two  
Cars**

**Close To New Train Station**

**Enclosed South Backing  
Rear Garden**

**Mains Water, Sewage and  
Electricity**

**Gas Heating, Fibre to  
Premises Broadband**

**Freehold, EPC Rating B, Council  
Tax Band B**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE:** UPVC Entrance Door

**ENTRANCE HALLWAY:** single radiator and storage cupboard.

**DOWNSTAIRS CLOAKS/W.C.:** low level WC, hand basin, and single radiator.

**LOUNGE:** (front): 15'49 x 12'10, (4.72m x 3.68m), double radiator and double doors to rear garden.

**KITCHEN:** (front): 11'23 x 10'04, (3.42m x 3.06m), double glazed window to front, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, electric oven and grill with induction hob, integrated fridge freezer, washing machine and dishwasher.

**FIRST FLOOR LANDING AREA:** loft access

**FAMILY BATHROOM:** 3 piece suite comprising, panelled bath with shower over, pedestal wash hand basin, low level WC, and heated towel rail.

**BEDROOM ONE:** (front): 9'69 x 9'20, (2.95m x 2.80m), double glazed window to front, and single radiator.

**EN-SUITE SHOWER ROOM:** double glazed window to front, low level WC, hand basin, shower cubicle, part tiling to walls and heated towel rail.

**BEDROOM TWO:** (rear): 10'86 x 8'65, (3.31m x 2.63m), double glazed window to rear, and single radiator.

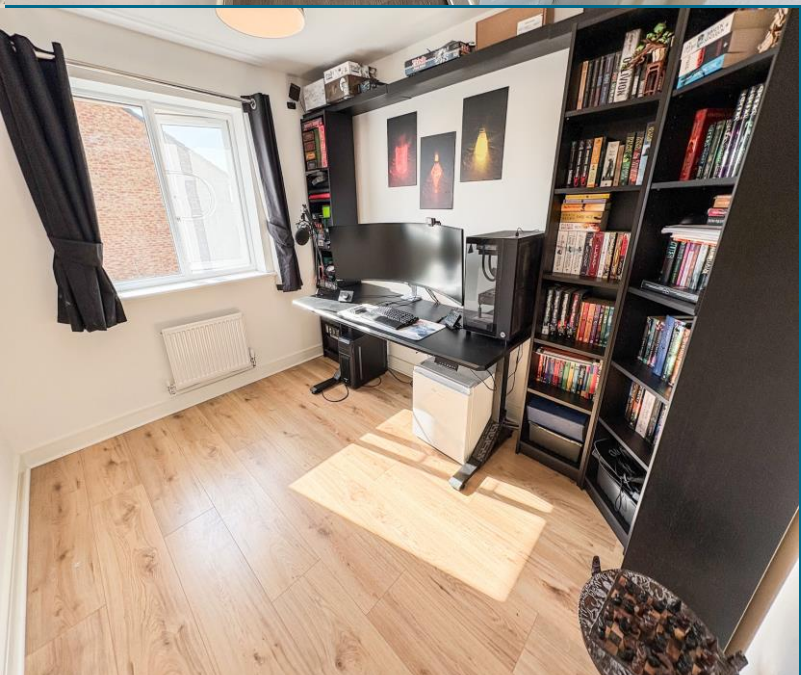
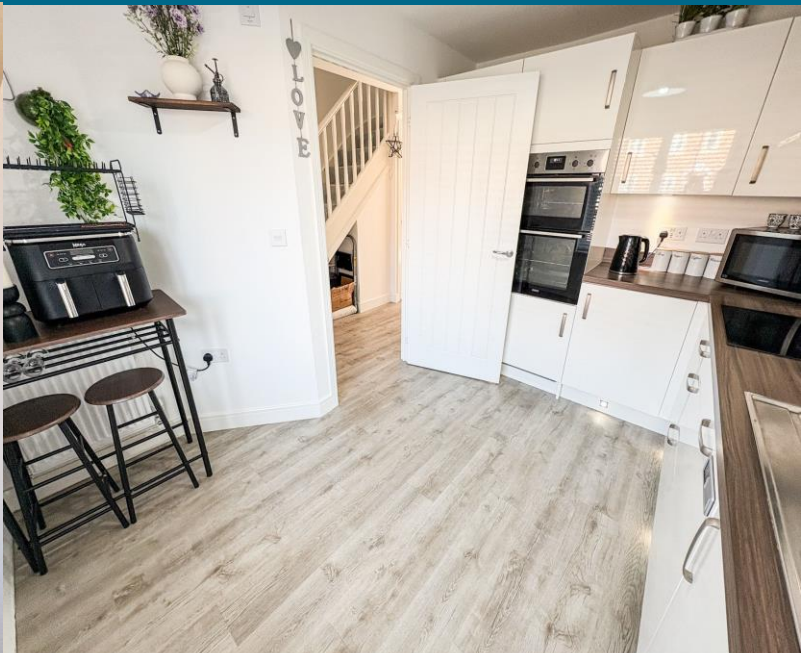
**BEDROOM THREE:** (rear): 6'64 x 11'76, (3.58m x 2.02m), double glazed window to rear, and single radiator.

**EXTERNALLY:** to the front is two off street parking spaces on a block paved driveway.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

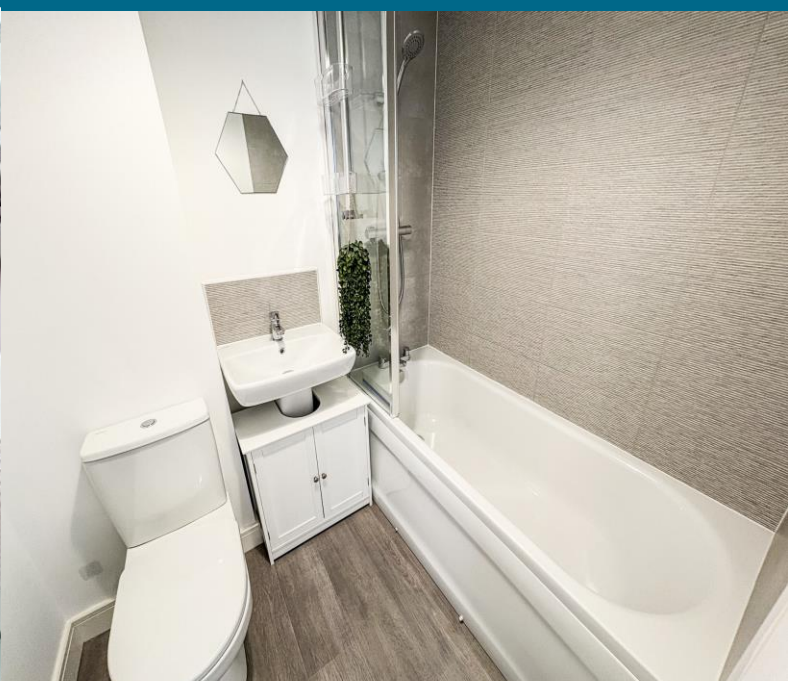
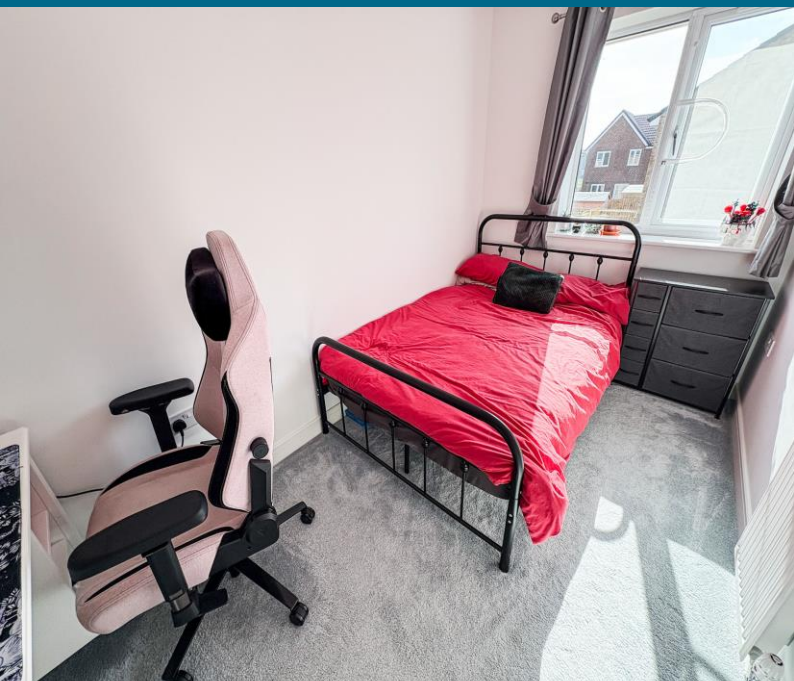
## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B**

**EPC RATING: B**

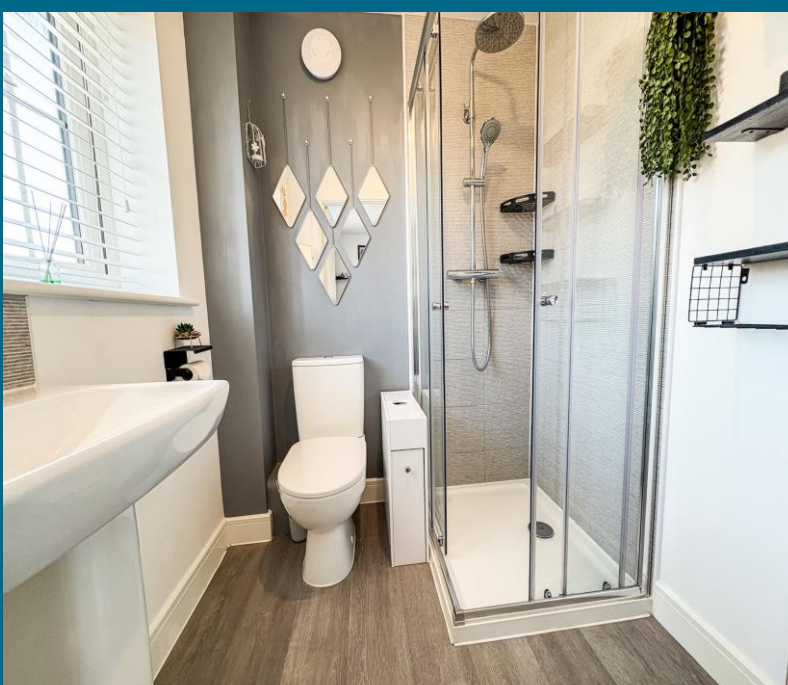
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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.